

**HIGHLAND ECONOMIC DEVELOPMENT COMMISSION  
PUBLIC MEETING MINUTES  
THURSDAY, December 4, 2014**

The Highland Economic Development Commission (“EDC”, “Commission”) met on Thursday, December 4, 2014 at 3:06 PM for a Public Meeting in the Council Chambers of the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana. The meeting was called to order by Commission President, Matt Reardon. Minutes were recorded by Redevelopment Director Cecile Petro.

**ROLL CALL:**

Present on roll call included Commissioners David Beanblossom, Matthew Reardon, and George VandeWerken. Also in attendance was Mr. Bruce Abrahamson from Excite Enterprises, LLC. Introductions were made.

**MINUTES OF THE PREVIOUS SESSIONS:**

Commissioner VandeWerken made a motion to approve the minutes of the Public Meeting and Study Session of August 21, 2014 as published and reviewed. Commissioner Beanblossom seconded the motion. **By unanimous voice vote, the motion passed.**

**ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS: None**

**SPECIAL ORDERS: None**

**COMMUNICATIONS: None**

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

Commissioners reviewed the information provided regarding the designation of 9850 Indianapolis Boulevard as an **Economic Development Target Area**. Director Petro reviewed and summarized the application and SB-1 Form. She also informed Mr. Abrahamson about the “claw-back” feature, which allows the Town to require all of the past abated taxes if the owner leaves the area or no longer has a viable business within the building. The Economic Development Fee (\$3,773) was explained and noted that it must be delivered to the Town before a building permit would be approved.

Mr. Abrahamson provided information about DriveTime, the privately held company that will be leasing the building. He stated that it sells and services late model used cars. It is a fiscally responsible company that has over 125 dealerships nationwide. The company has already begun advertising because Northwest Indiana is a new geographic area. Only one other service center is located in Indiana and that one is in Indianapolis. All of the vehicles will be located outside of the lobby area. The open concept will allow employees to deal with potential buyers in a more open, friendly manner. The building will be ADA compliant (Americans with Disabilities Act). The west side of the building will accommodate the servicing of the vehicles, which will include an inspection facility. This will be DriveTime’s 23<sup>rd</sup> service facility out of a total of 125 DriveTime locations.

Commissioner Beanblossom stated the importance of hiring qualified and trained construction workers who will rehab the building to high standards. Mr. Abrahamson agreed to advertise for local people who will be paid comparable and prevailing wages. Mr. Tony Gerczek of Tinley Park, IL will be the general contractor.

President Reardon summarized the discussion by stating the following:

1. Mr. Abrahamson d/b/a Excite Enterprises, LLC has applied for a ten year Tax Abatement following the normal and usual State of Indiana Tax Abatement Schedule; and
2. Mr. Abrahamson intends to increase the assessed value of the parcel \$250,000.00 by spending \$500,000.00 in improvements; and
3. Mr. Abrahamson agrees to provide \$3,773.00 at the time of approval for an Economic Development Fee to the Town of Highland; and
4. Mr. Abrahamson will advertise and utilize local contractors as much as possible and pay prevailing wages.

*Commissioner VandeWerken made a motion to recommend to the Town Council the creation of an Economic Development Target Area and subsequent ten year Tax Abatement for 8950 Indianapolis Boulevard (parcel #45-07-32-229-002.000-026 and legal description of: E.605FT OF S.350FT OF N.1240FT OF NE S.32 T.36 R.9 4.861 AC SUBJ TO EASMT.) as requested by Mr. Bruce Abrahamson d/b/a Excite Enterprises, LLC provided that 1) \$500,000.00 is spent on the parcel; 2) \$3,773.00 is submitted to the Town as an Economic Development Fee; and 3) advertising for local contractors and paying prevailing wage is provided. Commissioner Beanblossom seconded the motion. **Motion carried by unanimous voice vote.***

**BUSINESS FROM THE COMMISSIONERS: None**

**PUBLIC COMMENT: None**

**NEXT MEETING: Scheduled on an as needed basis**

**ADJOURNMENT:**

At 3:48 PM, Commissioner Beanblossom made a motion to adjourn and Commissioner VandeWerken seconded the motion. **Motion carried by unanimous voice vote.**